

Introducing...

THE ZONING CODE REWRITE.

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What is TransForm Baltimore?

TransForm Baltimore: The Zoning Code Rewrite is a Department of Planning initiative that is called for in LIVE-EARN-PLAY-LEARN the City of Baltimore's Comprehensive Master Plan for 2007-2012.







What is TransForm Baltimore?

TransForm Baltimore will involve an extensive community outreach campaign that will gather input from citizens, businesses, the development community, professional organizations and others who share a commitment to the future of the City of Baltimore.







What is TransForm Baltimore?

Transform Baltimore will:

- · Review,
- Rewrite and
- Replace

the City of Baltimore's current zoning code.







Why TransForm Baltimore?

- In 2007 the BMZA heard over
 1,095 cases needing variances
- Baltimore has over 200 overlay districts, including PUDs and Urban Renewal Plans.
- Approximately 80% of all houses in R-8 Districts do not conform to the existing zoning code







Why TransForm Baltimore?

- The current Baltimore City Zoning Code is a law that was enacted in 1971.
- The Code has not been comprehensively evaluated or updated since then.
- In 2006, the City adopted LIVE EARN PLAY LEARN; the City's first Comprehensive Master in over 35 years.







Why TransForm Baltimore?

A major recommendation of the new Comprehensive Plan is to modernize the zoning code for the entire City.

This will allow the City to:

- Simplify the code,
- Create new tools to support and guide City investments, and
- Preserve the unique character of Baltimore City.







The History of Zoning in Baltimore

- •Baltimore's first Zoning Ordinance was approved in May 1923.
- •The City's grid system was established with the 1893 Topographical Survey Commission. The Washington Monument is the center of the grid.
- •In 1904, Maryland Law prohibited any buildings within one block of the Washington Monument from exceeding the height of the monument.
- •The Baltimore Fire of 1904 resulted in the creation of the "Burnt District Commission" -- an early city planning effort.
- In 1931 the zoning code was adapted to include use, height and area districts.
- •In 1950 a Zoning Commission was created. This commission began the first comprehensive zoning code rewrite.
- •The work of the original 1950 Zoning Commission was adopted as the new zoning code in 1971.







Zoning 101: What is zoning and what is its purpose?

Zoning is a tool local governments use to regulate the use of land and buildings.

A **Zoning Code** is a law passed by local governments regulating the size, type, structure, nature and use of land or buildings.

Zoning also regulates such things as parking and signage.







Zoning 101: What is zoning and what is its purpose?

- To protect the general health, safety and welfare of our citizens.
- To create stability and predictability within zoning districts that each allow a range of compatible uses and building types.
- To establish the uses and allowable size of a structure within a zoning district so that they do don't negatively impact the parcels in an adjacent zoning district.







Zoning 101: What are the current zoning categories?

The Baltimore zoning code has four basic zoning categories:

- Residential (R)
- Office-residential, (OR)
- Business (B) and
- Manufacturing. (M)



Zoning 101: How does zoning affect me and my neighborhood?

 Applying zoning regulations is the first step in determining what is allowed to be built on a property.



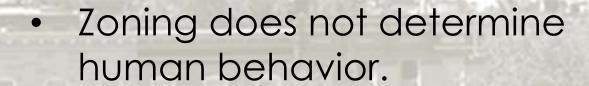


 Zoning helps determine what uses are permitted within the area, as well as the size and types of buildings that could be built in the future.



Zoning 101: Is there anything zoning CAN'T do?

 Zoning does not distinguish between "good" businesses and "bad" businesses.













Summary of Zoning and Land Use Recommendations from the Comprehensive Master Plan Are you part

of the PLAN...

The following goals are recommended in the Comprehensive Master Plan:



- Flexibility reflect historic patterns while adapting to contemporary development needs
- Update Use Categories reflect modern land use practices
- Design Standards creating and preserving quality places
- Parking Standards encouraging transit oriented development and reducing dominance of automobiles







Proposed Land Use Categories from the Comprehensive Plan

Residential Districts

Mixed-Use with Residential

- Commercial Mixed-Use Nodes
- Office-Residence
- Neighborhood District
- Bioscience/University/Hospital Districts
- Transit Oriented Development (TOD)

Mixed-Use Zones Without Residential

- Industrial Mixed-Use
- Light Industrial Mixed-Use
- Industrial
- Maritime Industrial (MIZOD)

Parks & Open Space







The Comprehensive Plan – Growth Promotion Areas

The State of Maryland has designated the City of Baltimore as a Smart Growth Area.

Growth Promotion Areas meet the following criteria:

- Existing roads, utilities, other infrastructure and services can accommodate growth while minimizing environmental impacts;
- Significant growth capacity demonstrated by a 20% or greater of vacant housing stock and/or land;
- 3. The market failed to spur sustainable economic and community development;
- 4. Additional government resources are required to leverage or generate significant private investment.
- Plans have been adopted that will add stability;
- 6. Transit Oriented Development is an opportunity.







Rezoning in Other Cities – We are in good company.

- Philadelphia
- Chicago
- Milwaukee
- Minneapolis
- Pittsburgh
 - Denver







TransForm Baltimore Process Timeline

REVIEW

Fall 2007-Winter 2008

Diagnose the existing Zoning Code – what is working, what isn't working, and what new techniques and tools are being used and developed in other cities?

REWRITE

Winter- 2008 - Spring 2009

Re-write the zoning code, with guidance from national team of consultants, to develop new tools and improve zoning categories.

REPLACE

Spring-Summer 2009

Introduce a Draft Zoning Code and Map Adopt a new Zoning Code

Fall 2009







How can you get involved in TransForm Baltimore?

NEXT STEPS...

- Sign up for e-mailing list
- Join a future working group
- Participate in future meetings, events and activities
- Check the Department of Planning website for updates: www.baltimorecity.gov/government/planning